

## PUBLIC NOTICE

PERMIT APPLICATION: **NRS 05-422**

**APPLICANT:** Bernard Kaplan, Mgr.  
Riverwalk Park, LLC  
997 West Kennedy Blvd., Suite 25A  
Orlando, FL 32810  
(407) 660-9542

**LOCATION:** 37 acres located southeast and northwest of Jake Thomas Road in Pigeon Forge; West Prong Little Pigeon River, Pigeon Forge, Sevier County. lat 35.7797N - long 83.5628W

**WATERSHED DESCRIPTION:** Lower French Broad Watershed (HUC 06010107). West Prong Little Pigeon River. Approximately 8.1 miles of the West Prong in Sevier County is on the 303 (d) list. Subject property is vacant land. Surrounding land use is widely scattered open field, woodlots and residential/commercial to the north and heavy commercial to the south. Subject wetland is dominated by herbaceous plant communities. The affected watershed has been determined to be Tier 1.

**PROJECT DESCRIPTION:** The applicant proposes to construct a commercial development known as West Terrace on a 37-acre tract at the above location. The proposed development is \$24 million, 93,000 square-foot of retail space, restaurants and associated infrastructure. The proposed project will require the placement of fill in 0.23 acres of the 0.57 acres of jurisdictional wetland that are identified onsite.

Borrow material will be obtained from the tract of land located to the north.

Compensatory wetland mitigation will consist of the purchase/debit of 0.46 credits/acres from the Indian Creek Wetland Mitigation Site in Roane County.

In addition, the applicant proposes to utilize pervious pavement in the parking and vehicular traffic areas.

The division will conduct a public Hearing on this and three other projects proposed in this vicinity in Pigeon Forge. The Hearing will be held on Thursday, June 28, 2007 at 6:00 P.M. EDT in the Council Meeting Room of the City Complex of Pigeon Forge, 225 Pine Mountain Road, Pigeon Forge; (865) 429-7474. A separate notice for the Public Hearing is included in this notice.

**USGS TOPOGRAPHIC QUADRANGLE: Pigeon Forge 156 SE**

**PERMIT COORDINATOR:** Mike Lee

No decision has been made whether to issue or deny this permit. The purpose of this notice is to inform interested parties of this permit application and to ask for comments and information necessary to determine possible impacts to water quality. Persons wishing to comment on the proposal are invited to submit written comments to the department. Written comments must be received within **thirty days of the date that this notice is posted**. Comments will become part of

**ARAP NO. 05-422**  
**RIVERWALK PARK LLC**  
**PAGE 2.**

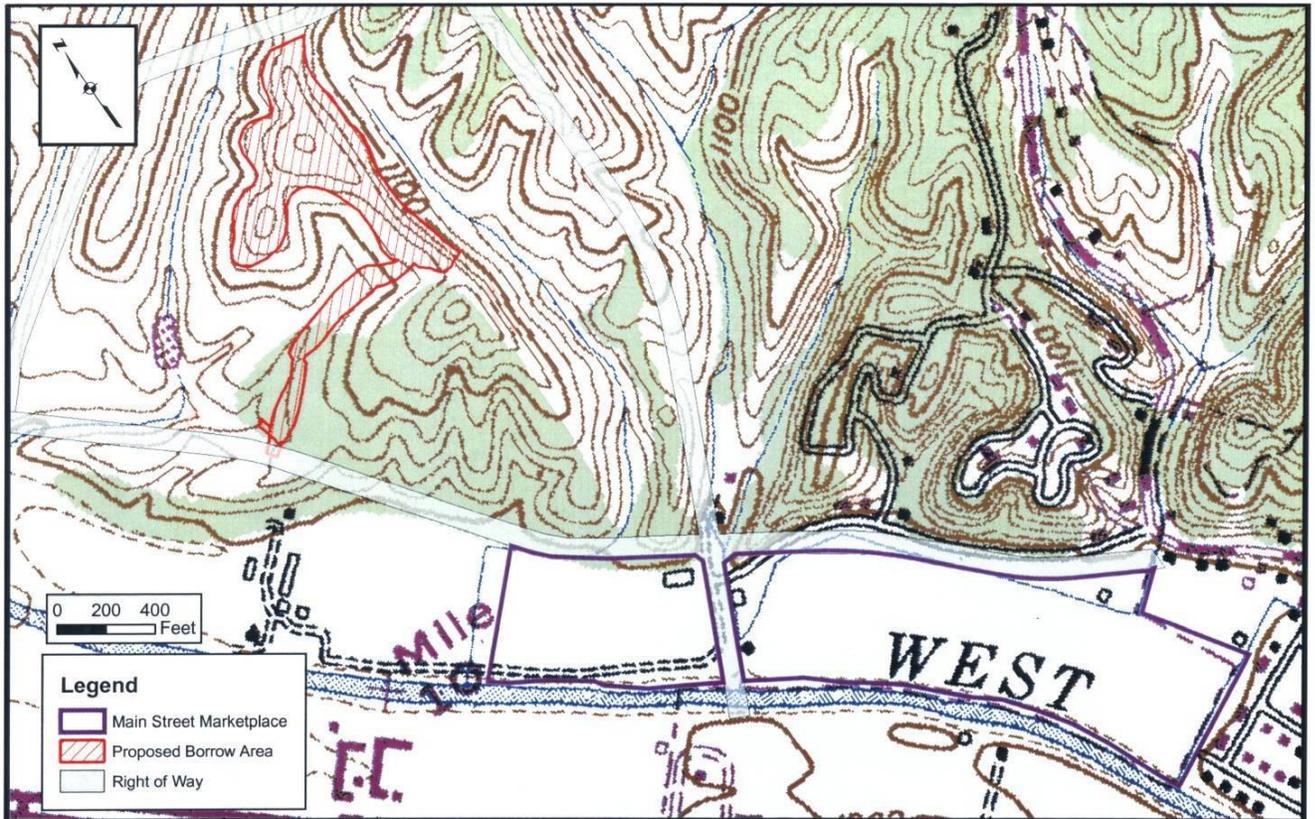
the record and will be considered in the final decision. The applicant's name and permit number should be referenced.

In anticipation of public interest for the proposed development, the applicant has voluntarily elected to hold a public hearing, as referenced in this notice and a separate notice for the Public Hearing.

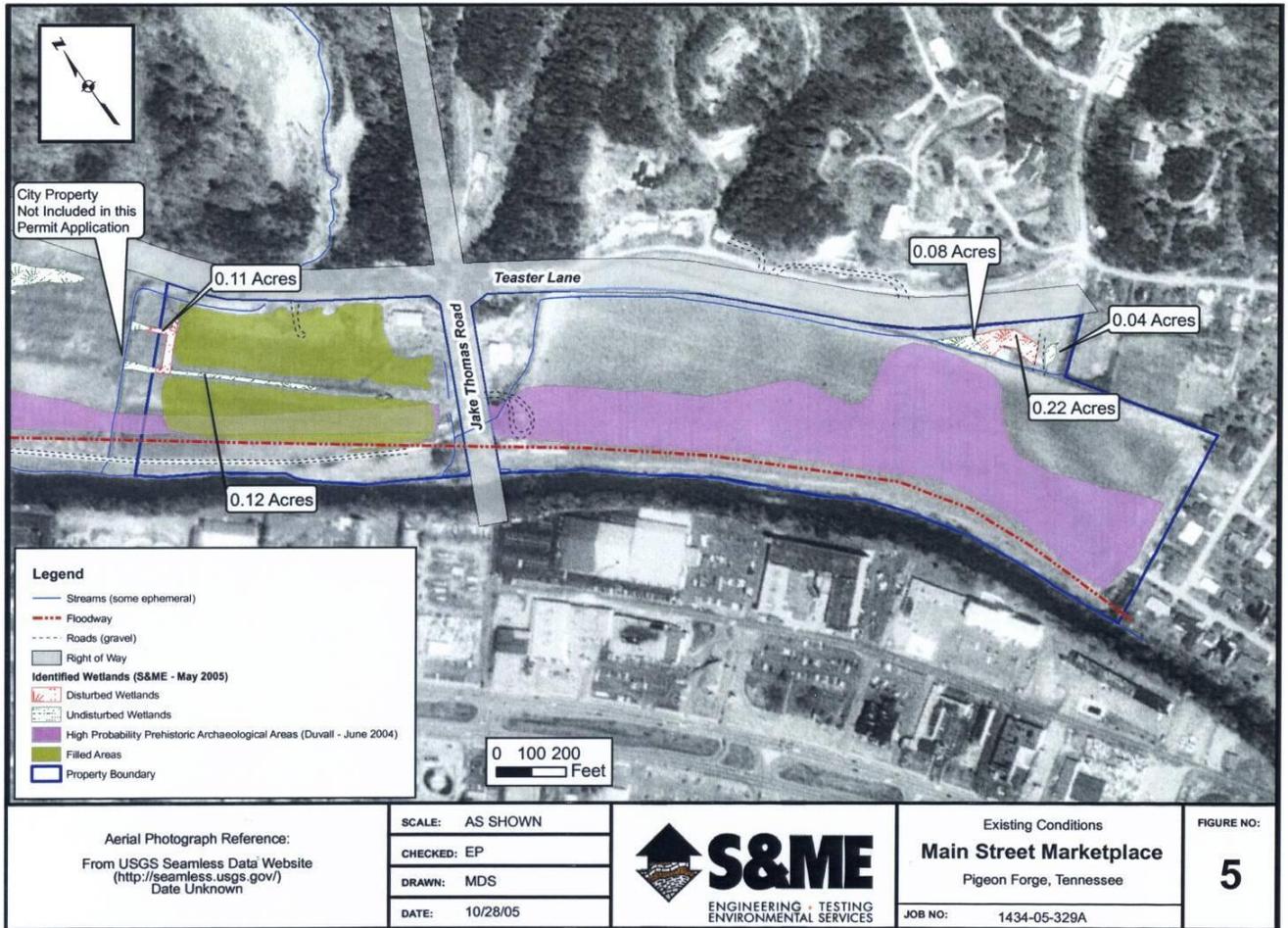
The permit application, supporting documentation including detailed plans and maps, and related comments are available at the department's address for review and/or copying. The department's address is:

Tennessee Department of Environment & Conservation  
Division of Water Pollution Control, Natural Resources Section  
7th Floor L & C Annex  
401 Church Street  
Nashville, TN 37243

In deciding whether to issue or deny a permit, the department will consider all comments on record and the requirements of applicable federal and state laws.



USGS Topographic Quadrangle Reference: Pigeon Forge, TN	SCALE: AS SHOWN	 <b>S&amp;ME</b> ENGINEERING · TESTING ENVIRONMENTAL SERVICES	Proposed Borrow Area	FIGURE NO:
	CHECKED: EP		<b>Main Street Marketplace</b>	<b>4</b>
	DRAWN: MDS		Pigeon Forge, Tennessee	
	DATE: 10/28/05		JOB NO: 1434-05-329A	



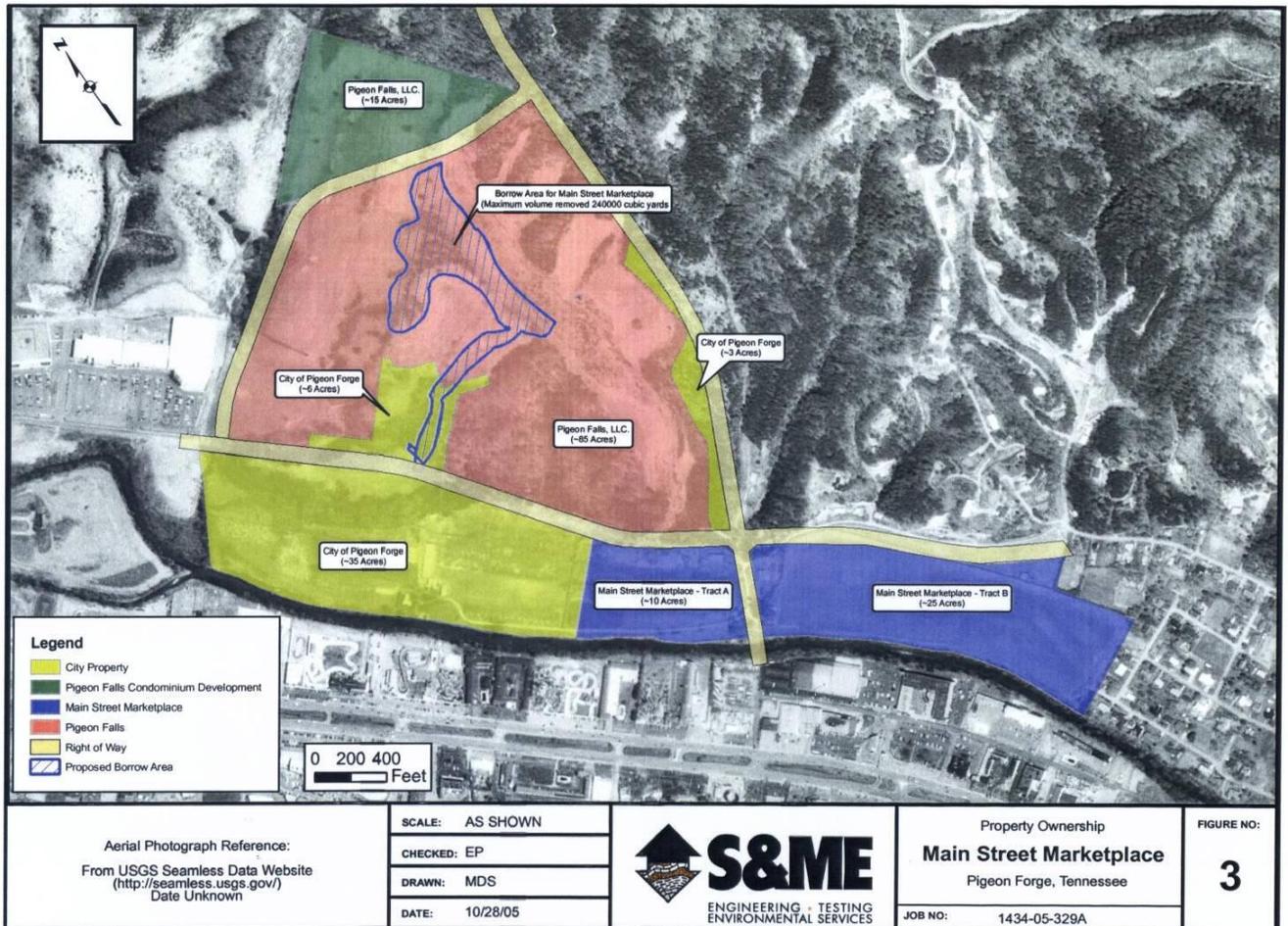


FIGURE 9 - REPRESENTATIVE PHOTOGRAPHS

PROJECT NO.: 1434-05-329A  
CAMERA MAKE: Sony FD-91

PROJECT NAME: Main Street Marketplace  
LOCATION: Pigeon Forge, Tennessee



PHOTOGRAPH NO.: 01  
LOCATION: Tract B  
DATE: June 2005  
PHOTOGRAPHER: L. Porter  
COMMENTS: Photo depicting the wetland and stream channel conditions. Facing northwest from the vicinity of the proposed entrance near Stream Crossing 4 (Figure 6).



PHOTOGRAPH NO.: 02  
LOCATION: Tract B  
DATE: June 2005  
PHOTOGRAPHER: L. Porter  
COMMENTS: Photo depicting the wetland and stream channel conditions. Facing northwest from the area east of proposed Stream Crossing 4 (Figure 6).